

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-160011.0000
A54

RES
2025

sale

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.16 — a/r

2022	FOUT NEAL A & EMMA J	2016-12-02			
2023	FOUT NEAL A & EMMA J	2016-12-02			
2024	FOUT NEAL A & EMMA J	2016-12-02			
2025	FOUT NEAL A & EMMA J	2016-12-02	10665-10666	2.423A	
	16812 TR 190		1WD		
	KENTON OH 43326		\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.4230	2.4230	2.4230	2.4230	
Land100%	16860	22110	22110	22110	22120
Bldg100%	147370	193860	193860	193860	193850
Totl100%	164230t	215970t	215970t	215970t	215970t
Cauvl00%					
Tax Value:					
Land 35%	5900	7740	7740	7740	7740
Bldg 35%	51580	67850	67850	67850	67850
Totl 35%	57480t	75590t	75590t	75590t	75590t
Hmstd35%	55480	72340	72340	72340	
Owner Oc	57.56	63.18	63.12	62.90	hmstd 5250 l 67090 b
Hmstd RB					
Net Tax	2399.38	2620.42	2800.44	2785.36	
Sp-Asmnt	21.08	21.08	32.12	32.12	

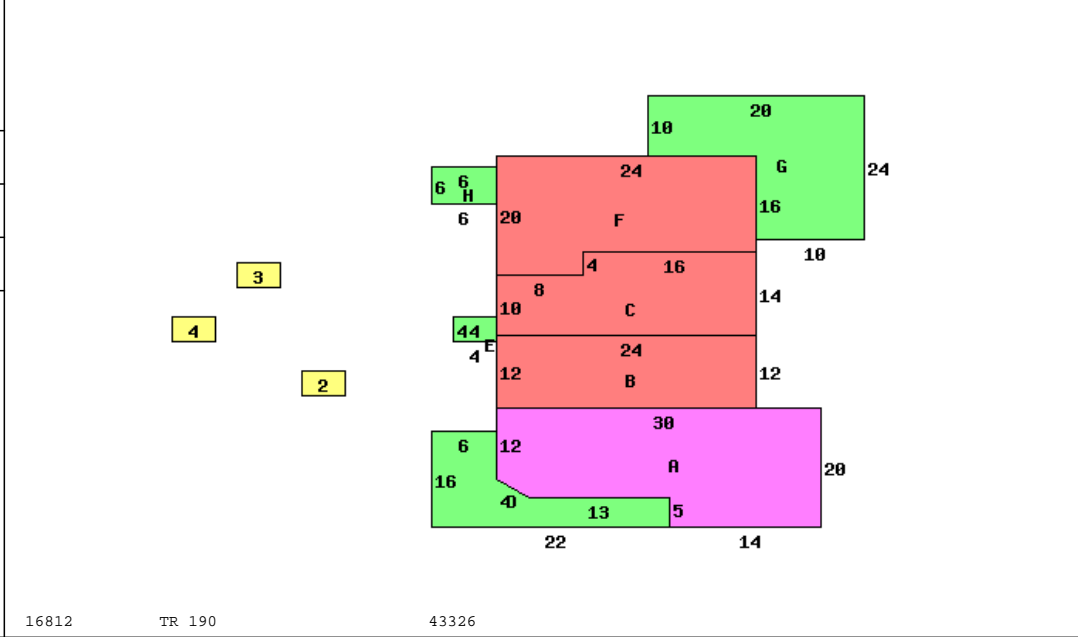
Orig Tax Year 1999
Parent: 05-160005.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		516			
1HB	F	A		288			ADDTN
2 B	F	A		304			ADDTN
	DK	P		181	5430		PORCH
	DK	P		15	240		PORCH
	F	A		416			ADDTN
	OFF	P		340	10200		PORCH
	OFF	P		36	1080		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
470	1	2016-12-02	FOUT NEAL A & EMMA J	1WD *	0	14770	69110
94	1	1998-02-23	FOUR NEAL A & EMMA J	1FD	62000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5900	51580	57480	2441.62
2020	5900	51580	57480	2445.60

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



16812 TR 190 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1524 120370
	Full Upper	FRAME	1236 63490
	Part Upper	FRAME	288 17520
	Basement		1108 20640
	Subtotal		222020
Slate	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	5430
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Extra Features	16950
Floor/Carpet	X X	Total Value	246500
Number of Rooms	1 4 5		
Bedrooms	5	PUB ELECTRIC	
Central Heat	A	PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 Fixture	1	Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F			C	OLD/GD	246500	.40		184880
2 Garage		24X27	648	C	1982AV	15550	.65		6800
3 Flat Barn			2260	D	OLD/FR	21700	.80	.50	2170
4 Shed	*NV	10X12	120		OLD/FR	0			0

homesite	effective	depth	actual	effective	extended	true
frontage	frontage	depth	rate	rate	value	value
small acreage	1.0000		15000	15000	15000	15000
	1.4230		5000	5000	7120	7120

Total Value		246500
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Topo: ROLLING		
Neighborhood:		
Code:		400
Dwl/Gar/NC%		1.2500